Karen Johnson Davidson County
Batch# 1343384 DEEDWARR
11/10/2025 02:19:30 PM 4 pgs
Fees: $23.00 Taxes: $2,908.20
20251110-0089677

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $786,000.00.

Affiant

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-27-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Robert C. Touchon III and Dina L Touchon, Co-Trustee of the Touchon Family Revocable Living Trust Agreement dated November 23, 2022	New Owner	160 16 0B 038.00
(NAME)	(NAME)	
6068 Brentwood Chase Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Maranda Gaye Smith, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Robert C. Touchon III and Dina L Touchon, Co-Trustee of the Touchon Family Revocable Living Trust Agreement dated November 23, 2022**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of REVISION ONE, SECTION ONE, BRENTWOOD CHASE, of record in Plat Book 9700, pages 936, 937, 938, 939, 940 and 941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maranda Gaye Smith, by Warranty Deed from Andrew Mankin and wife, Jennifer E. Mankin, of record in Instrument No. 20120514-0041499, in the Register's Office for Davidson County, Tennessee, dated May 11, 2012 and recorded on May 14, 2012.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 6068 Brentwood Chase Drive, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

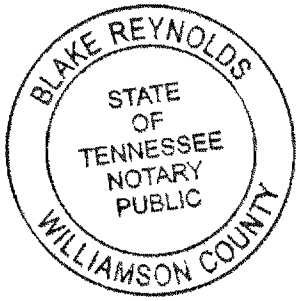
Effective the 5th day of November, 2025.

Maranda Gaye Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 5th day of November, 20 25, before me personally appeared Maranda Gaye Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.



Notary Public

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Blake Reynolds, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/5/25 (date of document).

Affiant Signature

11/10/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of November, 25.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON